

**TAXABLE VALUATION PER PERSON in
NEW HAMPSHIRE COMMUNITIES**
1995 2000 2002
prepared by
NH OFFICE of ENERGY AND PLANNING
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Data presented in this report show the taxable equalized property valuation per resident for the state's 234 communities. These data include the years 1995, 2000 and 2002.

Rank The data are displayed so that the relative position of a given community can be determined by referring to the "rank" column. In the accompanying tables, this column appears to the right of the data to which it is associated. There are 234 incorporated places in New Hampshire. The ranks for all three variables are calculated on a low to high basis. For instance, Allenstown's 1995 valuation per resident was \$19,336. This was the lowest among all municipalities and is given the rank of 1. Newington's 1995 valuation per resident was \$596,924; this was the second highest in the state with a rank of 233.

Equalized Valuation Per Capita These data are expressed in number of dollars per person. The valuation of taxable property is the community's, "tax base", the amount of wealth that can be taxed. The equalized valuation reflects, insofar as possible, the true market value of all taxable property in each community, including utilities and railroads.

The valuation figures are based on local assessment of property value. However local assessments are not comparable among communities. The Department of Revenue Administration conducts an annual survey of property values to equalize differences of the locally assessed values. Based on the results of the survey, an amount is either subtracted or added to the local assessments. This adjustment allows comparison among communities.

Per Person Also for the purposes of comparability, the tax data are expressed in per person or per resident terms. Communities with large populations will naturally tend to have large total valuations. However such a large total valuation may or may not be in proportion with size of population. The state's most populous city, Manchester, had a total equalized valuation of approximately 6.8 billion dollars in 2002. This was 2.7 times the total value of Bedford, a much less populous community. Nevertheless, Bedford had more valuation for each resident (\$126,496) than Manchester (\$63,456) in that year.

Population The population figures used to calculate the valuation per person are taken from the U.S. decennial census (2000) and from OEP's population estimates (1995 & 2002). Data users interested in analysis of valuation trends are cautioned about over reliance on population estimates.

Data users should note that inter-census year population figures are estimates. In many communities annual population changes are likely to be very small, perhaps smaller than the estimating process' ability to measure accurately. For this reason, year to year comparisons of valuation per person is discouraged. It is recommended that trend analysis be separated by at least two years.

The minimum two year separation is particularly important when comparing a census year with a non census year. This is because of the radical difference in the nature of a census and an estimate. Some of the difference in the numbers is apt to be methodological rather than real differences in population.

Group Quarters Populations Census and estimates include "institutional" or group quarters populations. These are populations that reside in college dormitories, prisons, nursing homes and the like. The inclusion of these types of populations affect all town rankings to some degree and about a dozen towns to a considerable degree. The most extreme case is the Town of Durham. Group quarters population accounts for approximately 35% (2002) of Durham's total population. Because of this, Durham has a very low valuation per person. If group quarters population were not included, then Durham's rank would be about in the middle of the array.

Communities which are affected significantly by institutional population include: Keene, Rindge, Hanover, Plymouth, Goffstown, Antrim, Henniker, Hooksett, New London, Benton and Durham.

Additional Information Persons that wish to obtain additional information about this report should contact the Office of Energy & Planning, 57 Regional Drive, Concord, NH 03303 Telephone (603) 271-2155 TDD Access: Relay NH 1-800-735-2964

Belknap

County

I----- Equalized Valuation Per Person -----I

Municipality

	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank

Alton	125,302	208	141,060	210	211,671	217
Barnstead	47,246	100	54,913	75	73,811	94
Belmont	43,731	79	50,253	56	70,404	81
Center Harbor	116,792	207	258,475	228	324,544	228
Gilford	96,202	198	116,778	196	157,349	204
Gilmanton	58,882	142	65,195	120	91,983	147
Laconia	47,884	103	63,826	112	79,715	112
Meredith	107,581	203	129,040	202	169,113	207
New Hampton	54,345	127	62,789	107	81,424	117
Sanbornton	72,320	172	87,851	172	110,861	174
Tilton	60,805	151	75,028	154	103,152	166

Carroll

County

I----- Equalized Valuation Per Person -----I

Municipality

	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank

Albany	73,367	174	70,594	140	96,813	154
Bartlett	145,094	217	187,605	221	225,138	220
Brookfield	67,527	164	79,610	162	108,979	172
Chatham	74,724	179	105,036	190	118,024	177
Conway	72,792	173	86,302	168	113,411	175
Eaton	110,728	206	112,735	192	159,819	205
Effingham	64,670	154	65,462	121	72,068	87
Freedom	198,925	226	148,241	213	220,803	218
Harts Location	190,958	225	208,526	225	364,831	229
Jackson	214,777	228	226,449	227	310,329	227
Madison	94,397	197	99,628	182	140,428	196
Moultonboro	275,333	231	334,244	231	419,356	232
Ossipee	70,190	167	74,781	152	101,276	161
Sandwich	180,178	223	169,186	219	224,818	219
Tamworth	68,909	166	72,412	148	93,092	148
Tuftonboro	183,966	224	205,824	223	278,341	225
Wakefield	94,089	196	94,052	178	127,195	186
Wolfeboro	128,655	209	135,093	205	202,225	215

Cheshire

County	Equalized Valuation Per Person					
	1995		2000		2002	
Municipality	Valuation	Rank	Valuation	Rank	Valuation	Rank
Alstead	36,148	40	42,755	25	62,806	52
Chesterfield	71,670	170	79,252	161	95,701	153
Dublin	84,249	190	102,932	187	107,282	171
Fitzwilliam	48,840	109	55,514	78	77,123	106
Gilsum	39,675	58	41,678	20	42,600	10
Harrisville	74,341	177	82,976	166	103,244	168
Hinsdale	31,340	25	42,601	24	41,381	8
Jaffrey	41,067	67	51,278	60	64,059	58
Keene	41,121	68	47,579	40	55,587	34
Marlborough	36,738	42	44,845	32	59,458	41
Marlow	49,150	112	41,165	19	53,275	26
Nelson	59,060	144	85,230	167	98,469	159
Richmond	39,010	51	47,258	37	60,023	44
Ridge	44,904	88	54,862	74	74,345	98
Roxbury	48,323	105	51,974	64	79,816	113
Stoddard	141,798	214	136,398	207	151,385	200
Sullivan	31,314	24	33,707	5	37,348	4
Surry	48,757	107	64,985	117	74,247	97
Swanzey	39,991	61	44,974	34	55,439	32
Troy	30,507	17	39,243	17	46,351	16
Walpole	54,852	130	68,692	133	73,908	96
Westmoreland	45,775	93	59,066	95	64,720	61
Winchester	30,667	19	36,223	11	40,524	6

Coos

County	Equalized Valuation Per Person					
	1995		2000		2002	
Municipality	Valuation	Rank	Valuation	Rank	Valuation	Rank
Berlin	31,546	28	32,328	4	27,781	1
Carroll	141,605	213	223,456	226	248,393	222
Clarksville	92,722	195	61,387	104	80,411	115
Colebrook	34,244	33	41,736	21	45,157	13
Columbia	34,311	34	60,824	102	68,994	74
Dalton	42,481	75	49,539	53	59,770	42
Dummer	71,454	169	132,118	204	110,787	173
Errol	102,581	201	166,650	215	151,639	201
Gorham	50,339	116	64,279	114	58,465	38

Coos		Equalized Valuation Per Person					
County	Municipality	1995		2000		2002	
		Valuation	Rank	Valuation	Rank	Valuation	Rank
	Jefferson	60,555	150	69,201	136	75,343	102
	Lancaster	38,018	46	44,853	33	50,623	21
	Milan	31,427	27	50,074	55	58,243	36
	Northumberland	28,550	10	37,261	13	45,536	15
	Pittsburg	98,761	199	144,545	212	153,372	202
	Randolph	88,171	192	118,350	198	101,854	162
	Shelburne	67,442	162	138,384	208	140,876	198
	Stark	41,559	70	77,363	158	81,435	118
	Stewartstown	28,891	11	47,566	38	55,320	31
	Stratford	22,648	3	49,172	50	54,626	29
	Whitefield	42,995	77	49,154	49	62,379	49

Grafton		Equalized Valuation Per Person					
County	Municipality	1995		2000		2002	
		Valuation	Rank	Valuation	Rank	Valuation	Rank
	Alexandria	59,251	147	71,487	144	83,203	125
	Ashland	54,704	129	60,256	97	71,199	85
	Bath	57,845	138	60,024	96	70,299	79
	Benton	37,531	44	43,395	28	54,892	30
	Bethlehem	45,123	89	58,131	90	82,007	120
	Bridgewater	169,387	221	167,269	216	258,125	224
	Bristol	63,137	153	72,334	147	94,048	150
	Campton	59,349	148	58,166	91	75,377	103
	Cannan	39,669	57	49,886	54	60,563	45
	Dorchester	35,831	39	56,595	85	62,537	51
	Easton	109,167	204	112,742	193	134,236	192
	Ellsworth	82,438	189	79,803	163	103,093	165
	Enfield	47,377	101	50,514	57	68,188	72
	Franconia	109,180	205	119,846	199	178,520	209
	Grafton	51,403	120	48,159	44	59,892	43
	Groton	79,819	185	66,251	127	82,587	123
	Hanover	78,465	183	91,483	175	130,888	189
	Haverhill	36,452	41	43,229	27	45,419	14
	Hebron	233,591	230	276,905	229	303,206	226
	Holderness	154,338	219	167,820	217	193,110	214
	Landaff	46,053	96	53,293	69	69,401	76

Grafton

County Municipality	I----- Equalized Valuation Per Person -----I					
	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Lebanon	56,920	136	87,638	170	90,340	143
Lincoln	230,952	229	294,127	230	374,485	230
Lisbon	29,783	12	38,855	15	51,237	23
Littleton	44,421	86	62,394	106	73,253	91
Lyman	49,902	114	54,590	73	65,135	63
Lyme	87,948	191	97,383	180	127,584	187
Monroe	143,078	215	208,157	224	187,219	211
Orange	46,641	98	55,094	77	58,267	37
Orford	57,885	139	68,844	134	89,315	141
Piermont	66,803	160	62,862	108	62,461	50
Plymouth	28,274	8	29,851	2	35,900	3
Rumney	57,767	137	65,690	123	74,366	99
Sugar Hill	129,892	211	140,562	209	169,687	208
Thornton	67,958	165	78,293	159	102,438	164
Warren	40,223	63	47,811	42	51,530	24
Waterville	793,642	234	765,082	234	840,739	233
Wentworth	65,615	157	57,652	88	71,358	86
Woodstock	81,865	188	116,214	195	133,770	190

Hillsborough

County Municipality	I----- Equalized Valuation Per Person -----I					
	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Amherst	66,727	159	92,615	177	117,082	176
Antrim	30,883	21	52,426	66	65,864	65
Bedford	81,808	187	99,411	181	126,496	184
Bennington	37,485	43	43,649	30	54,537	28
Brookline	53,437	125	60,659	100	82,436	122
Deering	38,596	48	47,666	41	62,937	53
Francesstown	74,915	180	79,035	160	89,185	140
Goffstown	34,406	36	47,038	36	64,952	62
Greenfield	38,371	47	51,733	63	63,493	57
Greenville	20,431	2	27,766	1	32,288	2
Hancock	67,506	163	76,238	156	102,152	163
Hillsborough	39,344	53	51,112	59	63,492	56
Hollis	75,511	181	108,542	191	130,398	188
Hudson	46,296	97	69,166	135	88,712	138

There are 234 municipalities

Hillsborough

Municipality	Equalized Valuation Per Person					
	1995		2000		2002	
Valuation	Rank	Valuation	Rank	Valuation	Rank	
Litchfield	40,194	62	55,535	79	80,158	114
Lyndeborough	44,049	82	65,645	122	72,941	88
Manchester	32,304	29	48,084	43	63,456	55
Mason	42,030	73	72,481	149	84,643	128
Merrimack	49,290	113	70,290	139	91,316	145
Milford	43,244	78	58,064	89	75,240	101
Mont Vernon	47,030	99	71,832	145	86,025	132
Nashua	44,108	83	64,413	115	83,879	126
New Boston	45,576	92	61,943	105	81,592	119
New Ipswich	31,390	26	44,149	31	60,948	46
Pelham	48,543	106	71,156	142	91,850	146
Peterborough	58,950	143	66,532	129	85,373	130
Sharon	62,963	152	74,261	151	97,394	157
Temple	41,007	65	63,334	111	76,801	105
Weare	40,275	64	49,382	52	67,171	69
Wilton	51,964	121	60,462	99	79,621	111
Windsor	75,633	182	80,789	164	69,239	75

Merrimack

Municipality	Equalized Valuation Per Person					
	1995		2000		2002	
Valuation	Rank	Valuation	Rank	Valuation	Rank	
Allenstown	19,336	1	30,224	3	39,962	5
Andover	54,551	128	65,105	118	73,885	95
Boscawen	28,356	9	35,134	8	50,009	20
Bow	79,733	184	96,490	179	106,990	170
Bradford	55,953	133	71,882	146	88,830	139
Canterbury	58,830	141	66,420	128	88,392	137
Chichester	41,052	66	58,201	93	78,227	108
Concord	42,018	72	54,261	72	70,155	78
Danbury	44,660	87	52,276	65	69,497	77
Dunbarton	52,626	124	65,180	119	89,353	142
Epsom	39,269	52	48,346	45	66,875	67
Franklin	31,225	23	36,889	12	46,777	17
Henniker	39,417	54	48,907	48	61,875	47
Hill	50,875	118	56,502	84	70,333	80
Hooksett	55,902	132	67,678	132	96,967	156

There are 234 municipalities

Merrimack

County Municipality	I----- Equalized Valuation Per Person -----I					
	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Hopkinton	60,006	149	74,995	153	95,496	152
Loudon	35,817	38	60,769	101	77,911	107
Newbury	145,157	218	168,369	218	245,446	221
New London	132,969	212	129,472	203	209,201	216
Northfield	27,620	5	34,415	7	42,776	11
Pembroke	30,692	20	43,493	29	57,865	35
Pittsfield	26,300	4	34,408	6	47,679	19
Salisbury	48,782	108	66,191	126	73,302	92
Sutton	74,188	176	76,999	157	98,270	158
Warner	42,276	74	51,701	62	68,362	73
Webster	51,174	119	56,315	81	84,245	127
Wilmot	66,687	158	70,701	141	91,019	144

Rockingham

County Municipality	I----- Equalized Valuation Per Person -----I					
	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Atkinson	59,135	146	91,982	176	118,091	178
Auburn	48,857	110	65,997	124	93,138	149
Brentwood	45,919	94	72,941	150	87,794	134
Candia	39,654	55	57,623	87	78,912	110
Chester	49,126	111	66,625	131	88,327	136
Danville	38,844	50	53,217	68	70,937	82
Deerfield	45,138	90	66,138	125	84,711	129
Derry	33,553	32	49,352	51	67,081	68
East Kingston	58,050	140	86,668	169	104,426	169
Epping	32,866	30	52,552	67	71,145	83
Exeter	48,141	104	66,565	130	86,102	133
Fremont	39,696	59	56,720	86	73,229	90
Greenland	73,979	175	117,820	197	139,766	194
Hampstead	55,192	131	75,233	155	96,867	155
Hampton	89,846	194	114,631	194	151,162	199
Hampton Falls	106,639	202	135,452	206	156,571	203
Kensington	59,133	145	88,949	174	126,630	185
Kingston	50,055	115	71,460	143	88,107	135
Londonderry	47,760	102	69,610	137	103,168	167
New Castle	200,183	227	350,645	232	414,911	231

There are 234 municipalities

Rockingham

County Municipality	I----- Equalized Valuation Per Person -----I					
	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Newfields	74,649	178	102,438	186	123,218	182
Newington	596,924	233	723,905	233	911,150	234
Newmarket	31,129	22	47,567	39	64,353	59
Newton	37,606	45	60,419	98	82,274	121
North Hampton	100,013	200	143,395	211	193,056	213
Northwood	52,122	123	64,893	116	81,045	116
Nottingham	52,104	122	69,931	138	95,168	151
Plaistow	56,025	134	81,445	165	99,832	160
Portsmouth	65,274	156	123,457	200	140,772	197
Raymond	30,008	15	48,568	46	65,962	66
Rye	144,109	216	205,311	222	257,489	223
Salem	64,979	155	88,881	173	122,129	181
Sandown	39,808	60	55,061	76	75,150	100
Seabrook	385,347	232	185,867	220	185,849	210
South Hampton	89,643	193	100,072	183	121,871	180
Stratham	72,318	171	103,731	188	133,798	191
Windham	70,359	168	100,640	185	124,799	183

Strafford

County Municipality	I----- Equalized Valuation Per Person -----I					
	1995		2000		2002	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Barrington	41,129	69	56,042	80	71,189	84
Dover	38,679	49	58,196	92	73,050	89
Durham	30,111	16	40,520	18	52,254	25
Farmington	27,834	6	38,328	14	50,828	22
Lee	41,740	71	63,013	110	78,590	109
Madbury	43,782	80	64,053	113	83,135	124
Middleton	44,277	84	53,358	70	67,522	70
Milton	34,396	35	46,574	35	64,594	60
New Durham	67,348	161	87,821	171	118,360	179
Rochester	29,866	13	42,807	26	54,493	27
Rollinsford	44,386	85	56,355	82	73,462	93
Somersworth	30,581	18	42,012	22	55,441	33
Strafford	50,763	117	62,883	109	85,645	131

Sullivan

Municipality	Equalized Valuation Per Person				2002	Rank
	1995	Valuation	Rank	2000		
Acworth	56,728	135		56,439	83	67,631
Charlestown	29,950	14		35,668	10	42,059
Claremont	27,969	7		35,191	9	41,150
Cornish	42,722	76		51,097	58	62,157
Croydon	53,612	126		61,187	103	65,325
Goshen	45,180	91		54,003	71	63,111
Grantham	170,097	222		123,572	201	160,714
Langdon	39,655	56		51,425	61	58,814
Lempster	43,792	81		48,647	47	59,105
Newport	34,529	37		39,075	16	43,416
Plainfield	46,047	95		58,680	94	76,566
Springfield	79,985	186		100,323	184	139,140
Sunapee	156,368	220		154,665	214	189,745
Unity	33,487	31		42,296	23	46,885
Washington	129,179	210		104,451	189	140,017